



## Apartment Three-bedroom (4+kk)

Sold

134 m<sup>2</sup>, Prague 2, Vinohrady, Na Švihance





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Total area	137 m <sup>2</sup>
Floor area*	134 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	28549

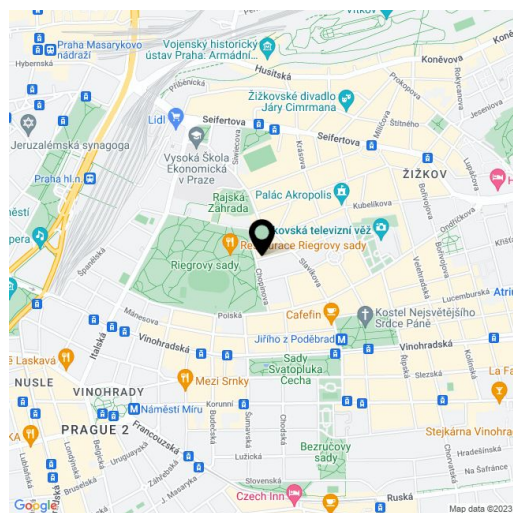
This spacious apartment with high ceilings, an oriel window and a balcony is located on the 1st floor of the new **Na Švihance 11** residence. The elegant Vinohrady residence was created by the reconstruction of an Art Nouveau house situated on a street lined with beautiful Japanese cherry trees, just a few steps from Rieger's Orchards and Jiřího z Poděbrad square.

The apartment is offered in **its original condition before reconstruction**, which allows for completion according to the owner's needs and wishes. The apartment has **preserved original casement windows, original wooden doors complete with wooden frames, vaulted ceilings in the entrance hall and parquet flooring in some rooms.** The architectural design counts with reconstruction and efficient use of space to create a 3-bedroom layout - see the attached plan.

**The whole building underwent a reconstruction of the common areas, facades, roof and standpipe lines.** The reconstruction also included the distribution of heating and electricity (supplied to the apartment), a new gas boiler room and the construction of a glass elevator (to the mezzanine).

**Vinohrady, the most sought after residential location** offers all services within walking distance: restaurants, cafes, bistros, groceries, health centers, pharmacies, kindergartens and elementary schools. In Rieger's Orchards there is a gymnasium with a swimming pool, outdoor gym and a well-equipped playground. On the square of Jiřího z Poděbrad, there are regular farmers markets.

Unit size 134.11 m<sup>2</sup>, balcony 2.6 m<sup>2</sup>.



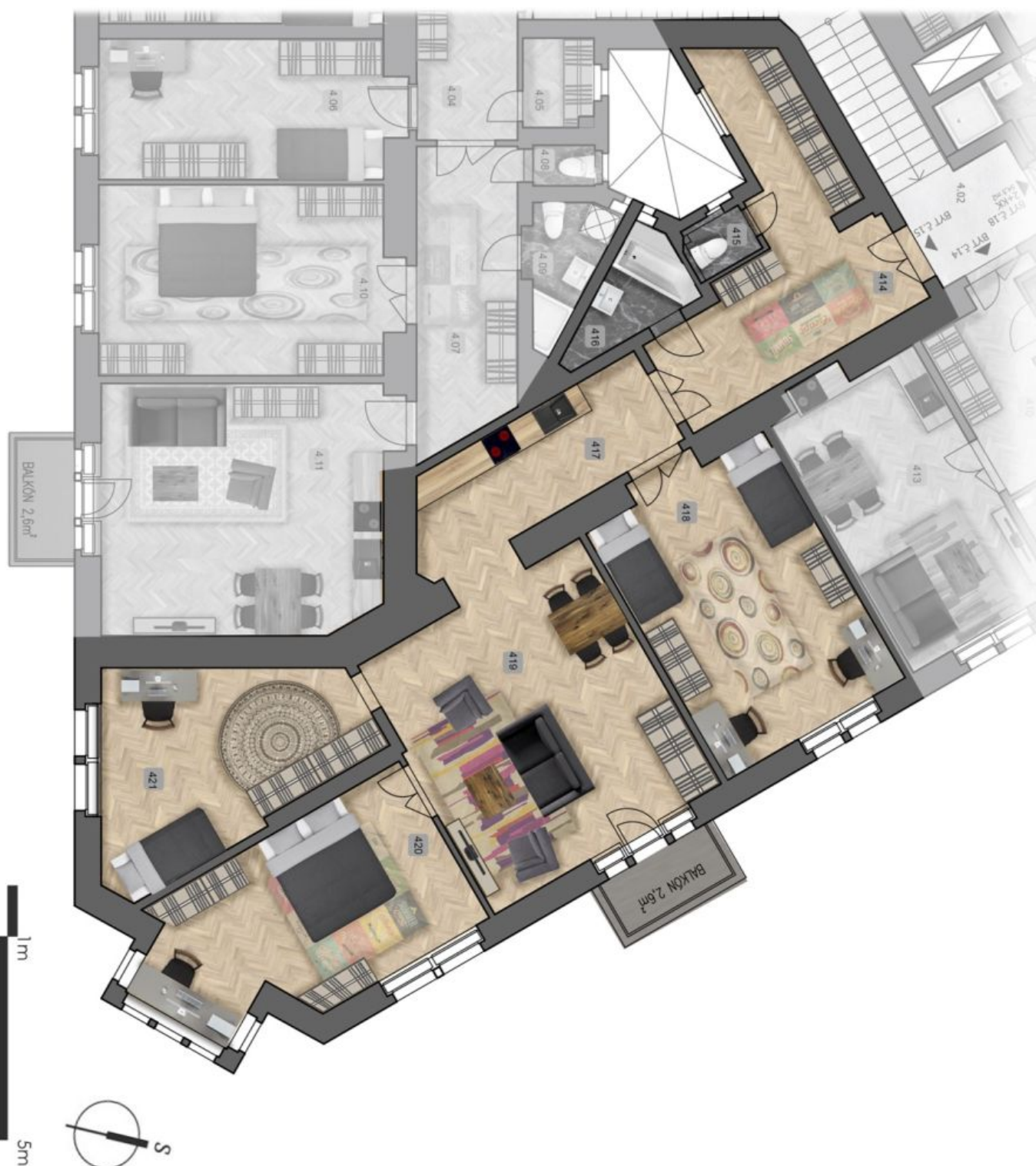
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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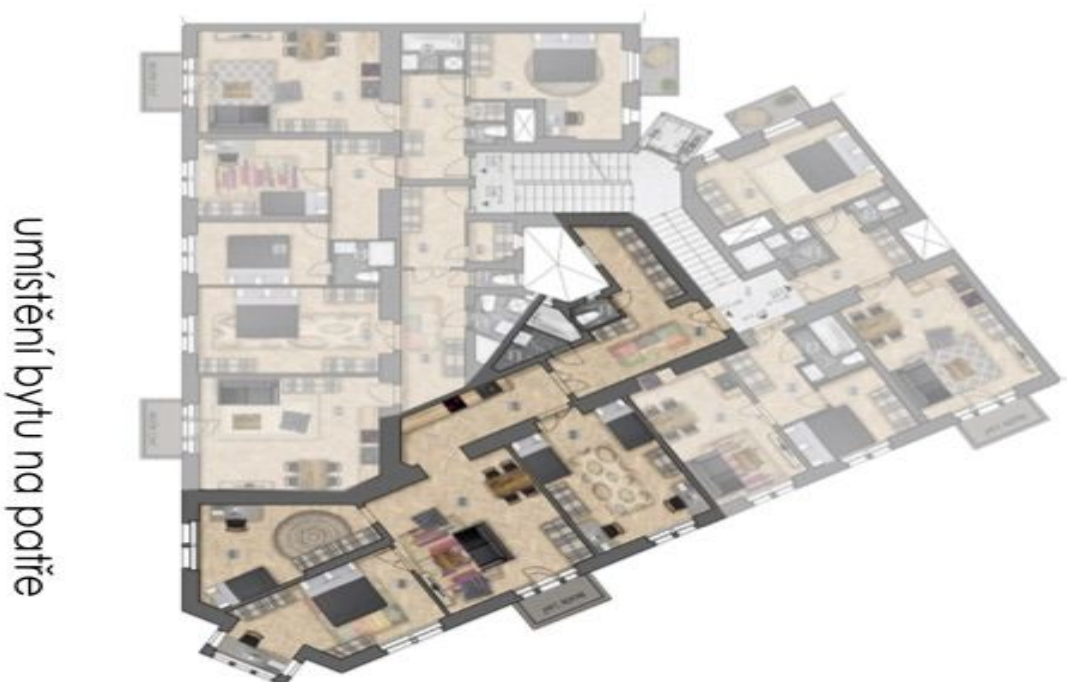
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Byt č.15

4.podlaží 134,11 m<sup>2</sup>

414	Předsíň	18,7
415	WC	1,3
416	Koupelna	3,8
417	Chodba+kk	11,4
418	Pokoj	23,2
419	Pokoj	30,0
420	Pokoj	20,7
421	Pokoj	17,9
balkon		2,6



umístění bytu na patře



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umístění bytu v objektu